

Division(s): Bampton

PLANNING & REGULATION COMMITTEE – 19 OCTOBER 2009

ERECTION OF A SINGLE STOREY PRE-SCHOOL AND FOUNDATION STAGE BUILDING TO PROVIDE: 2 CLASSROOMS; STORAGE; WC; QUIET ROOM; KITCHENETTE AND LOBBY ACCOMMODATION. CREATION OF NEW HARDPLAY AREA AND FOOTPATH AND FORMALISATION OF EXISTING PARKING AREAS TO PROVIDE 13 DEDICATED (INCLUDING ONE DISABLED) PARKING SPACES

Report by Head of Sustainable Development

Location: Clanfield CE Primary School, Main Street, Clanfield, Bampton, Oxfordshire, OX18 2SP.

Application No: R3.0109/09

District Council Area: West Oxfordshire

Introduction

1. This application is for the erection of a new single storey Pre-school and Foundation Stage building at Clanfield CE Primary School. The new building would provide two classrooms, a quiet room, storage and ancillary WC and kitchen accommodation. The proposal also involves the creation of a hard play area associated with the new building and the formalisation of the existing school parking area to provide thirteen dedicated parking spaces, including one disabled space.

Location (see site plan)

2. The village of Clanfield is located in West Oxfordshire, some 4 miles (6.8 kilometres) to the north of Faringdon and 4 miles to the south of Carterton. The school is located off a small access road set back from Main Street (A4095), which is the main road north to south through the village.

Site and Setting (see site plan)

3. The existing school site comprises of - the original Victorian main school building, a temporary modular classroom, a car parking area at the front of the site, a hard play area, the school's playing field and other informal play areas. The original school building is located at the western end of the site. The temporary classroom building is located in the south western corner of the schools hard play area. The hard play area itself is located in a central position on the site and adjoins the school playing field which occupies a large

area of the site to the east. Beyond the playing field are open agricultural fields.

4. Immediately adjoining the main school building is the school house which is now a private residential property. The other nearest residential properties are those along the northern boundary of the site located on Bakery Lane. There is also a residential property to the south of the school site. The boundary treatments around the school site vary between hedge rows, fencing, trees (both mature and young) and other planting.
5. The main vehicular and pedestrian access is from the main school entrance at the western end of the site via a narrow road which leads to Main Street. This narrow road leads to Main Street over two bridges at either end of the road. One of these bridges is restricted for use by vehicles accessing the school site; pedestrian access across it is permitted.

Background and Details of the Development

6. This application proposes the erection of a single storey and two classroom building within the grounds of Clanfield CE Primary School. The building would provide accommodation for the school's Foundation Stage children and Clanfield Pre-School.
7. Clanfield Pre-School is currently located on a separate site in the village, in the school room of the Methodist Chapel. The Chapel is located on the western side of Main Street approximately 40 metres to the north of the school site. The pre-school currently provides wrap-around care for children, 8.45am to 2pm weekdays. The pre-school have been informed that due to dwindling numbers of attendees the Methodist Chapel will need to close and be sold at the end of 2009. Therefore, in order to continue to operate the pre-school require alternative accommodation and the aspiration is therefore to provide pre-school accommodation on the school site. The applicant considers that this will be beneficial in terms of providing integrated links with the primary school on one site and by making use of the extra space available at the school.
8. The primary school consider that an additional classroom is required in order to provide improvements to the teaching curriculum accommodation. A new classroom would allow the school to have a dedicated space (indoor and outdoor) for their Early Years Foundation Stage children. This would subsequently free up space within the existing school building as classes currently contain more than one year group. An additional classroom is also considered necessary in order to increase the intake of Foundation Stage children from the current number of 10 to 15. This is to address problems in previous years when children have been denied places at the school. The other accommodation in the building (e.g. a quiet room) is considered necessary in order to address existing deficiencies in accommodation in the main school building.

9. The building is proposed to be located in the north west corner of the school's existing playing field. This area is currently grassed playing field and partly an area of wildflower meadow planted by the school. It is proposed that the building would be a single storey, pitched roof structure with covered play areas on its east and west elevations. It would be constructed of a stone plinth with render and timber board elevations. The roof would have a low profile, standing seam metal covering. Doors and windows would be constructed of timber and aluminium frames. A surfaced play area is proposed around the exterior of the building. This area would be linked to the school's existing hard play area by a new footpath. The new building would have a BREEAM rating of very good.
10. Currently parking at the front (western end) of the site occurs on an ad-hoc basis. The application proposes to formalise this to provide thirteen dedicated spaces, including one disabled space. This would provide a net increase of three spaces for extra staff on the site. Pedestrian access to the new building would be via the existing access at the front of the site. The contractors access is proposed via Marsh Lane which is located to the east of the schools playing field.

Consultations

11. The consultation period on this application ran from 5 to 28 May 2009.
12. West Oxfordshire District Council – comment as follows:
 - Are the County Council satisfied that the proposed development will not result in undue noise and disturbance to the occupants of neighbouring dwellings.
 - Are the County Council satisfied that the proposed development will not result in unacceptable flood risk for the site or the surrounding area.
 - The impact on the character of the site and the adjacent open countryside should be limited through conditions securing the use of appropriate materials, landscaping and measures to protect and retain existing mature trees around the site.

Clanfield Parish Council – Object for the following reasons:

- Flood risk on land that was flooded during July 2007.
- The proposal will affect mature trees in close proximity.
- The proposed building materials are not in keeping with the surrounding properties or the existing school buildings.
- The size of the building and its proximity to other properties.
- The building is beyond the existing building line.
- Increased school traffic due to an increased number of staff and pupils.
- Increased use of the weak bridge between Main Road and the school.
- The numbers of children crossing the road to go to/from the school will increase which will result in a safety risk.
- Noise pollution from rain/sleet falling on the proposed metal roof.

Environment Agency – No objection. The development is covered by the Environment Agencies Flood Risk Standing Advice. This requires the submission of a Flood Risk Assessment for developments in Flood Zone 1 if the development site is greater than 1 hectare in size; the building is greater than 250sqm or has been identified as having a critical drainage problem by the Environment Agency. None of these apply in this case. However, the Standing Advice requires that drainage must be designed to ensure no increased flood risk to neighbouring properties through run off and should include a Sustainable Drainage System (SUDS). All hard surfaces should be designed to be permeable.

Oxfordshire Playing Fields Association – No objection.

Sport England – No objection subject to a condition requiring the contractors access road and compound to be removed from the playing field and the field be restored to its current condition. Although the new building will be located on the school playing field none of the existing pitch markings will be affected by the proposal. Use of the playing field by the school will therefore continue as existing.

County Forester – No objection. Pre-application advice has been followed by the applicant and has been referred to in the Design and Access Statement. This advice required that a 3 metre gap be provided between the new building and the nearest boundary in order to protect mature trees in the adjacent property. This gap should be protected during construction works and any surfacing of this area should involve no excavation techniques.

County Ecologist – No objection. Pre-application advice has been taken into account in the application. This required that part of the 'wilderness area' on the school playing field be provided elsewhere and that the removal of part of a stone wall and any vegetation should be done only after checks for protected species.

County Archaeologist – Application does not appear to directly affect any known archaeological sites. Request an informative advising of appropriate action to be taken in the event of archaeological finds.

Transport Development Control – No objection but make the following comments:

- The vehicle access serving the site via Main Street is narrow, and sub-standard in terms of geometry and crosses a stream/culvert. However, the information submitted states that no one other than staff, visitors and deliveries will use this access. All children will arrive via the pedestrian access;
- The proposal is of concern as it is likely to generate an increase in vehicular traffic to the site, although as the pre-school is relocating from the village chapel a number of linked trips may already exist. There may also be a benefit to have all the children of the village based in one place to encourage walking to the site;

- The pre-school relocation could encourage on-street parking along Main Street which only has yellow school zig zags;
- The school Travel Plan should be updated and further consideration should be given to deterring on-street parking along Main Street during school pick up times.

Third Party Representations (Copies of these representations are available in the Member's Resource Centre)

13. 16 letters have been received from members of the public in support of the application, the main points that they raise are:
- The proposal will benefit the school and the local community.
 - Impact on the school and the village during construction will be limited.
 - Pre-school will benefit from better and increased accommodation and premises.
 - There will be benefits of the pre-school and primary school integrated on one site.
 - Children and parents will need to travel further if the pre-school has to close.
 - The buildings location is the most suitable and its height is acceptable.
 - The development will not increase traffic.
14. 4 letters have been received from members of the public objecting to the application, the main points they raise are:
- The development is outside the existing building line of Clanfield, this will set a precedent for future development.
 - Will impact on the character and setting of the village and the surrounding area.
 - Scale, type, height and design of the building is not appropriate to the village and has not been justified.
 - The covered outside areas on the building unreasonably increase its height and size.
 - True height of the building has not been made clear in the application.
 - Materials proposed for the building are out of keeping and should be traditional (such as Cotswold stone and slate).
 - The amenity of neighbouring properties will be affected and the building is proposed in an unreasonable and unacceptable proximity to these properties.
 - The building and the associated surfaced play areas around it will damage adjacent and nearby trees.
 - The building and surrounding surfaced play areas will increase flood risk from surface water run off. The building itself will reduce the capacity of the ground to absorb, hold and discharge water without causing flooding.
 - Details in the application are incorrect in saying that the site hasn't flooded and the existing drainage at the site performs well.
 - The soakaways proposed are not sufficient.

- The accommodation proposed in the building is not justified and is far bigger than the demand for it.
- No evidence has been put forward that there will be an increase in pupil numbers at the school.
- Increase in traffic and congestion on Main Road as a result of increased uses at the site.
- Concerns over pedestrian access to the site and how this may change in the future.
- The development will impact on surrounding biodiversity.

Relevant Development Plan and other Policies

15. The South East Plan Regional Spatial Strategy 2026 (SEP).

CC6 – Development should i) respect, and where appropriate enhance the character and distinctiveness of settlements and landscapes; and ii) use innovative design process to create a high quality built environment which promotes a sense of place.

NRM4 – In considering planning applications local authorities in conjunction with the Environment Agency should require incorporation and management of Sustainable Drainage Systems and other measures to minimise direct surface water run-off.

NRM5 – Local planning authorities and other bodies shall avoid a net loss of biodiversity, and actively pursue opportunities to achieve a net gain across the region.

16. West Oxfordshire Local Plan 2011 (WOLP)

BE2 – New development should respect and, where possible improve the character and quality of its surroundings, and provide a safe, pleasant, convenient and interesting environment.

BE3 – Development should make provision for the safe movement of people and vehicles, whilst minimising the impact upon the environment.

BE4 – Proposals for development within or adjoining the built-up area should not result in - the loss or erosion of an open area which makes an important contribution to the distinctiveness of a settlement and/or the visual amenity or character of the locality or an area of nature conservation value.

BE19 - Planning permission will not be granted for noise sensitive development if the occupants would experience significant noise disturbance from existing or proposed development.

NE1 - Proposals for development in the countryside should maintain or enhance the value of the countryside for its own sake: its beauty, its local character and distinctiveness, the diversity of its natural resources, and its ecological and outdoor recreational values.

NE3 - Development will not be permitted if it would harm the local landscape character of the District.

NE8 - New development or intensification of existing development will not be permitted within areas at risk from flooding.

NE9 - New development or intensification of existing development will not be permitted where the additional surface water run-off would result in adverse impacts such as an increased risk of flooding.

NE15 - Development that would have an adverse effect on a site supporting a specially protected species will not be permitted.

T1 - Proposals which would generate significant levels of traffic will not be permitted in locations where travel by means other than the private car is not a realistic alternative.

TLC1 - Permission will be granted for community facilities to meet local needs where they would not have an adverse impact on the character or environment of the countryside or on towns and villages within the District or would generate unacceptable levels of traffic on the local highway network.

TLC5 – Development proposals should not result in the loss of existing recreational open space (including school playing fields) unless alternative provision of at least equivalent suitability and accessibility, particularly by foot is made.

17. Other relevant policy documents include: Planning Policy Statement 25 (PPS25) – Development and Flood Risk.

Comments of the Head of Sustainable Development

18. In my view the main issues to be considered in deciding this application relate to:

- (i) Size of the building proposed;
- (ii) Location, design and materials of the proposed building;
- (iii) Impact on amenity of neighbouring residents;
- (iv) Impact on trees;
- (v) Flood risk;
- (vi) Increase in traffic and highway safety.

- (i) Size of the building proposed

19. A number of comments have been received stating that the buildings size is not justified in terms of current and future demand. Policy TLC1 of the WOLP encourages community facilities to meet local needs.

20. The current pre-school in the village provides accommodation for up to 18 children at any one time, either during morning or afternoon sessions. Currently around 13 children attend the pre-school but this number can fluctuate. The pre-school classroom in the proposed building would again provide for a maximum of 18 children at any one time.
21. There are 10 Foundation Stage children on the school roll. This year group is currently accommodated in classrooms in the main school building with other year groups. The classroom in the new building would provide a dedicated classroom for this year group. The new Foundation Stage classroom would also allow the yearly intake of children in this year group to be increased from its current number of 10 to 15. This is intended to enable all local children to attend the village school. The additional classroom would also free up space in the main school building for other year groups. The schools current maximum role is 90, on completion of the new building the school role (excluding pre-school children) could increase to a maximum of 105. This increase would occur over a number of years. If the school and pre-school were both at maximum capacity there would be an additional 33 children (18 pre-school and 15 primary school children) over the present number.
22. The Children, Young People and Families Directorate consider that the size of the classrooms proposed are appropriate for the number of children they would accommodate. I consider that the need for a building of this size has been established.

(ii) Location, design and materials of the proposed building

23. Objectors argue that the location of the building is unacceptable in terms of its position outside of the perceived building line of the existing village. The building would be located in the north west corner of the school's existing playing field, approximately 50 metres to the east of the existing school buildings. Although located on the existing school site the building would be separated from the existing school buildings by the hard play area.
24. Policy BE4 of the WOLP requires that development proposals that are on open spaces adjoining settlements do not result in the loss or erosion of an open space that makes an important contribution to the distinctiveness of a settlement and/or the visual amenity or character of the locality.
25. The building would be located on an area of playing field that would only be visible from a small number of surrounding properties. As the building is situated some distance to the rear of the existing school buildings it would not be visible at any point from the Main Street in Clanfield. The building would be most visible on the landscape from the countryside to the east where it would be seen against the backdrop of the existing school and village. I consider that an extensive and a high quality landscaping scheme should be required to ensure that the eastern and south eastern side of the building can be well screened. This should ensure that the building is not highly visible on the edge of the settlement from the surrounding open countryside and would ensure that the requirements of policy BE4 are met.

26. The building would be located on part of the school's grassed playing field. Sport England have raised no objection to the application. They consider that should the building be developed the school would still have sufficient playing field space to meet the statutory requirements for laying out sports pitches. Given the views of Sport England I do not consider that the proposal will result in the loss of important open space.
27. Concerns have been raised about the design and materials of the new building. The building would sit on a stone plinth with light coloured render and timber walls. The roof would be constructed with a low profile metal finish. The buildings design and choice of materials have been selected in order to reduce the impact of its scale and mass. The applicant has argued that a traditional stone building would create a far larger building with a much higher roof pitch.
28. Policy BE2 of the WOLP requires that new buildings respect external materials or colours of adjoining buildings and the character of an area. The majority of the buildings in Clanfield (including the existing main school buildings) are constructed of Cotswold Stone. The proposed building seeks to achieve this by the use of stone elements and light coloured render. I consider this will ensure that the new building will achieve visual connection with the surrounding properties. The metal roof should also have a dull 'pre-weathered' finish to ensure that it is not visually intrusive (i.e. bright or shiny). I consider the design and materials proposed are therefore acceptable.
29. Comments have also been received that the height of the new building shown in the application is incorrect. The height of the proposed building is 4.55m from the existing ground level. The ground level of the site will also be raised by about 70mm at the highest point so that the site would slope away from the neighbouring properties to the north. This is in order to carry any surface water away from those properties. The application includes reference that the ridge height of the new building may change by a notional 10% to that shown depending on the final chosen supplier of the roof. If the height of the roof is to significantly change then this will need further planning permission.

(iii) Impact on amenity of neighbouring residents

30. Objectors also argue that the proximity of the new building to their properties will impact on their amenity through increased noise and disturbance. West Oxfordshire District Council have also raised this as an issue.
31. The nearest houses are those to the west and north west. Lime Tree House would be approximately 14 metres from the nearest point of the new building whilst Underhills Garden is approximately 30 metres. There is an area of mature planting and landscaping between Lime Tree House which would be retained. There is a hedge and some limited landscaping between Underhills Garden and the new building. Again this would be retained. The nearest point of the garden of Underhills Garden would be approximately 4 metres from the proposed building.

32. The rear elevation of the building which looks onto the garden of Underhills Garden will not have any windows in order to maintain privacy. Although the western elevation of the building will have some windows these will be obscured from Lime Tree House by the existing landscaping.
33. The application proposes the use of the building during school hours (Monday to Friday) with no weekend or evening use. The building would be used during the school holidays by the pre-school, again during school hours Monday to Friday only. No external lights are proposed other than security lights. These would be low energy bulk head fittings on the south, east and west elevations of the buildings underneath the eaves of the overhanging roof. In terms of the issue of noise from rain hitting the metal roof as mentioned by some objectors the roof materials proposed would be a composite insulated metal which is designed to be quieter than traditional metal coverings.
34. I consider that the impact on the amenity of neighbouring residents would be limited, particularly given the distance between the new building and neighbouring properties. Although there is not a building in this location at present, other noise is generated from the site during school hours. Therefore, provided that use of the building is restricted to school hours only (or equivalent during holidays) the impact from noise on neighbouring residents should be minimal. To ensure that this is so a condition could be imposed to restrict the hours of use of the building during school hours only. No windows from the proposed building will overlook neighbouring properties and as discussed later in this report it is recommended that the area immediately behind the new building is not used for outdoor play. I also consider that modest landscaping should also be provided to the rear of the building along the neighbouring properties boundary. This will ensure that effective screening is provided between the school and these properties. This would ensure that the area to the rear of the building is free from disturbance. A condition could be attached to require a scheme for the location, type and number of any security lights on the building.

(iv) Impact on trees

35. Concerns have also been raised about the potential impact of the new building on mature trees in a neighbouring resident's garden. The County Forester has been involved in pre-application discussions with the applicant to ensure that the footprint of the building does not impact on these trees. He considers that in order to avoid the Tree Root Protection Zones (TRPZs) the footprint of the new building should be at least 8 metres from the trees. The new building is proposed to be 9 metres away. The County Forester advises that the strip of land behind the building and the boundary nearest these trees should not be compacted or contaminated during construction works. He advises that the surfacing of part of this area (to provide a play area) should be done using a low excavation construction technique. Although the applicant has confirmed that the surface materials for this area would be constructed using a low excavation material I consider that this area should be undisturbed in order to avoid any impact on trees and to avoid impacting

on the amenity of neighbouring residents. Therefore a condition should be attached requiring a final scheme for a surfaced play area around the building; this scheme should avoid providing a play area to the rear of the building.

(v) Flood risk

36. The site of the new building is within Flood Zone 1. Flood Zone 1 is identified in PPS25 as having a very low risk of fluvial flooding, less than 1 in 1000 annual probability of river flooding in any year. Although assessed as having a low probability of flooding, developments in Flood Zone 1 should still avoid increased flood risk elsewhere from surface water run off. Parts of the school site and neighbouring properties were flooded by surface water during July 2007.
37. Concerns have been raised by local residents that the proposed development will increase the risk of flooding to nearby properties. The concerns are that this will occur as a result of an increase in surface water run off from the new building and its associated play areas.
38. The application proposes soakaways to the south of the new building which would be designed to take water away through gulleys to ensure that run off from the building is taken away from any surrounding properties. The play surfaces around the building are proposed to be an imitation grass material (NottsSward) which is hard wearing and porous material. Tiger Mulch (a smooth and porous bark chipping material) is also proposed to be used on parts of the play area.
39. The Environment Agency (EA) have raised no objection to the application and do not consider that a Flood Risk Assessment is required for a development of this size. They consider that the proposal should be designed so as to not increase flooding to neighbouring properties. This should be achieved through the use of Sustainable Drainage Systems (SUDS), including the use of permeable surfaces.
40. The application includes the use of permeable surfaces and soakaways to deal with surface water run off. However, given the concerns raised by objectors, the advice of the EA and the requirements of PPS25 a comprehensive sustainable drainage scheme (including the use of SUDS) for the new building and surfaced areas must be prepared and submitted to the EA for approval before any works can commence. This scheme would need to be to the satisfaction of the EA before the development could be implemented.

(vi) Increase in traffic and highway safety

41. Concerns have been raised that the new development will generate an increase in traffic to and from the site and that this will lead to issues of highway safety. The applicant considers that as the existing pre-school is currently located very near to the school the amount of additional traffic generated by the development will be minimal. They also consider that

although pedestrian trips to the site will increase these can be satisfactorily accommodated by the existing arrangements for pupils. Two new members of staff will be working on site, for whom car parking is to be provided.

42. Transport Development Control consider that due to the close proximity of the existing pre-school a number of linked trips between the two sites may exist. They also consider that there would be benefits to have all children on one site in order to encourage walking to the site. They have recommended that the school should update their Travel Plan to take account of the development and that an assessment should be carried out by the relevant highways office to consider whether further parking restrictions are required along Main Street.
43. Like many schools within rural locations the issue of traffic associated with the school raises local concern. However, I consider that the integration of the pre-school onto the primary school site will encourage more sustainable methods of travel through a single Travel Plan. This can be required by condition. To deter further on-street parking I consider that an assessment of current parking restrictions should be carried out before the completion of the development to consider if further restrictions are required.

Conclusion

44. This proposal would provide permanent replacement accommodation for the pre-school in the village. It will also allow the integration of the pre-school onto the primary school site. I believe that the need for the building as a whole has been justified and is supported by policy TLC1 of the WOLP which encourages community facilities to meet local needs. In planning terms I believe this proposal is acceptable in that, subject to conditions, it would not result in significant detriment to the character or appearance of the existing site, the surrounding area or the amenity of neighbouring residents. Although concerns have been raised about increased flood risk I consider that the proposed development can be acceptable provided conditions are imposed. Importantly the Environment Agency will need to be satisfied with any proposed drainage scheme.

RECOMMENDATION

45. **The Committee is RECOMMENDED to approve Application Number R3.0109/09 for the erection of a single storey pre-school and foundation stage building to provide: 2 classrooms; storage; WC; quiet room; kitchenette and lobby accommodation, creation of new hard play area and footpath and formalisation of existing parking areas to provide 13 dedicated (including one disabled) parking spaces subject to conditions to be determined by the Head of Sustainable Development to include the following matters:**
 1. **That the development must be carried out strictly in accordance with the particulars contained in the application and the plans accompanying subject to conditions below.**

2. Detailed duration – 3 years – that the development shall commence within 3 years of the date of the permission.
3. Hours of use - The building shall be used only for school and pre school purposes and only between the hours of 8 a.m. to 6 p.m. Monday to Friday.
4. Approval of sample external materials – that samples of the external materials proposed to be used shall be submitted and agreed prior to the commencement of development.
5. Contractors access – that the hours of access (including for deliveries) for construction traffic shall be agreed in consultation with the school before the start of works on the site.
6. Contractors compound - the location of any contractors compound shall be submitted and agreed (and appropriately fenced off) prior to the commencement of development.
7. Reinstatement of playing field - on completion of the development the temporary contractor's access road and ancillary construction works shall be removed and the playing field land shall be reinstated to a playing field to a quality at least equivalent (or better) than the current quality.
8. Tree protection during construction works – that no development shall take place until the trees on the site which are to be retained and which are adjacent to or within the development area, have been protected during building operations by means of a protective fence around the edge of the canopy of the trees.
9. Tree protection during construction works – no development shall take place in the 3 metre strip of land between the school boundary and the proposed building.
10. Details of surfaced play areas – that the final details of the surfaced play area (including its location and details of permeable surface materials) shall be submitted and agreed prior to the commencement of development. No surfaced play areas shall be provided to the rear of the proposed building.
11. Sustainable drainage scheme – prior to the commencement of the development a comprehensive Sustainable Drainage Scheme (incorporating the use of SUDS) shall be submitted and agreed in consultation with the Environment Agency,
12. Landscaping – the perimeter of the proposed building shall be landscaped and planted with trees and shrubs in accordance with a comprehensive planting and landscaping scheme.
13. Landscaping implementation – that all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner.
14. Wilderness area – that the final details and location of the replacement wilderness area shall be submitted and agreed prior to the commencement of development.
15. Wilderness area - that no development shall take place until the retained wilderness area on the site has been protected during

- building operations by means of a protective fence around the edge of the area.
16. **Dry stone wall removal** – that the section of dry stone wall to be removed shall be removed by hand during March to September only, and shall be checked over by an ecological consultant immediately prior to removal to ensure that no protected species are present.
 17. **Vegetation removal** should not take place during the bird breeding season, which is March-August inclusive. If any trees and/or bushes need to be removed during this time, they will need to be checked over by an ecological consultant immediately prior to removal to ensure there are no nesting birds present. If nesting birds are present, the vegetation cannot be removed until the birds have fledged.
 18. **Parking restrictions** – before the first occupation of the building an assessment should be carried out to establish if further parking restrictions are required along the frontage of the site upon Main Street.
 19. **Update School Travel Plan** – before the first occupation of the new building the schools existing Travel Plan shall be updated to take account of the proposed increase in uses on the site.
 20. **Security lights** – That the final details of the number and location of any security lights on the new building are submitted and agreed.

Informatives:

Archaeological Informative – If archaeological finds do occur during development, the County Archaeologist shall be notified in order that he may visit the site and advise as necessary.

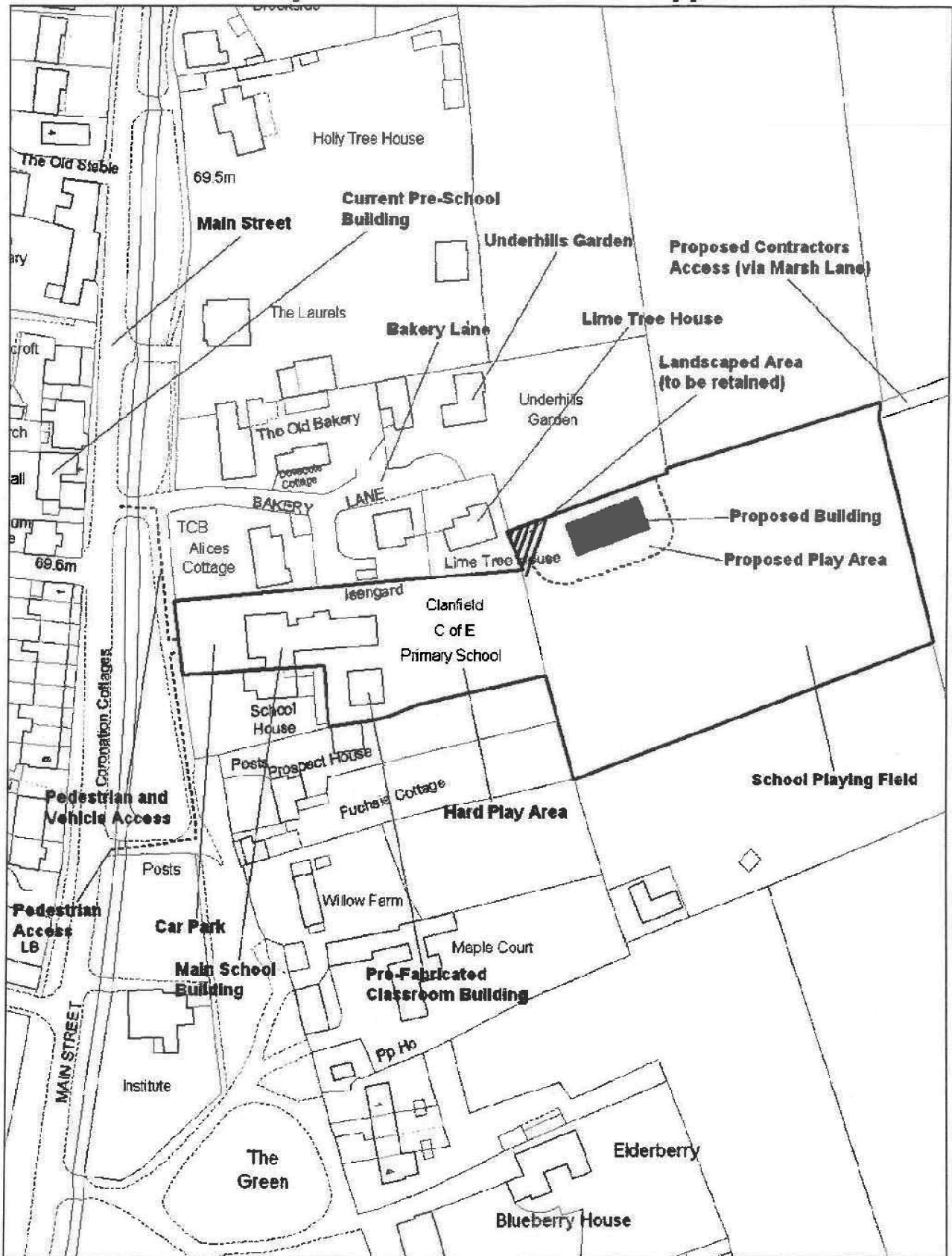
Ecology - If any protected species not initially survey for are found at any point, all work should cease immediately. Work should not recommence until a full survey has been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.

CHRIS COUSINS
Head of Sustainable Development
Environment & Economy

Background Papers: File Ref: R3.0109/09 8.1/2801/1

Clanfield CE Primary School

App No. R3.0109/09



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Scale 1:1250
Plot Date: 30/9/2009
By: PF

This plan shows only an indication of the proposed development and should not be scaled from.